

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 5 October 2011 at 6.00pm in the Reception Suite, Civic Offices, Telford, Shropshire

PRESENT: Councillors K R Guy (Vice-Chair in the Chair), N A Dugmore, A S Jhavar, R T Kiernan, J Loveridge, A A Meredith, S A W Reynolds and C R Turley

ALSO PRESENT: Councillor S Davies (for planning application TWC/2011/0734) and Councillor I T W Fletcher (for planning application TWC/2011/0376)

PB-042 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 14 September 2011 be confirmed and signed by the Chairman.

PB-043 APOLOGIES FOR ABSENCE

Councillor J C Minor.

PB-044 DECLARATIONS OF INTEREST

Councillor A A Meredith declared his predetermination in respect of planning applications TWC/2011/0572 and TWC/2011/0573 and indicated that he would leave the room during determination thereof.

PB-045 DEFERRED/WITHDRAWN APPLICATIONS

None.

PB-046 SITE VISITS

The Development Control Manager advised Members that as applications relating to developments in connection with the Building Schools for the Future programme were scheduled for consideration at forthcoming meetings of the Plans Board it would be prudent to undertake site visits at those locations.

RESOLVED – that planning applications TWC/2011/0572 and TWC/2011/0573 (4 Chetwynd End, Newport, TF10 7JE) be deferred for a site visit to take place on 26 October 2011 commencing at 2.30pm followed by site visits at Newport Girls High School, Mount Gilbert School and High Street, Dawley.

PB-047 PLANNING APPLICATIONS FOR DETERMINATION

Members had received a schedule of planning applications to be determined by the Board and fully considered each report and the supplementary information tabled at the meeting regarding planning applications TWC/2011/0334, TWC/2011/0376, TWC/2011/0572, TWC/2011/0667 and W2008/0934.

(a) TWC/2011/0334 Former Newport Business Park, Audley Road, Newport, Shropshire, TF10 7DP

This was an application for the erection of 61 residential units on the former Newport Business Park and Hanson's concrete mixing plant. The scheme was predominantly 2 storey save for 6 dwellings that were 2½ storeys with accommodation in the roof space. The scheme comprised 14no x 2 bed houses, 25no x 3 bed houses, 16no x 4 bed houses and 6no x 2 bed flats, resulting in a density of approx 40 dwellings per hectare. The scheme proposed 15% affordable housing which equated to 9 units. Members were reminded that outline planning permission had been granted in 2009 subject to a Section 106 Agreement which had not been signed, hence planning permission had not been granted. The current application was not greatly dissimilar from the outline application.

Mr A Sheldon spoke on behalf of the applicant, Shropshire Homes Limited, in favour of the application, addressing the financial viability appraisal relating to the policy requirement for affordable housing.

Members sought clarification regarding the highways improvements and drainage and expressed disappointment at the reduced level of affordable housing. It was clarified that, if the proposals had not been started within 3 years, the education contribution amount (currently nil) under the Section 106 agreement would need to be reviewed.

RESOLVED – that with regard to planning application TWC/2011/0334 the Head of Housing & Planning be authorised to grant planning permission subject to the applicants entering into a Section 106 Agreement relating to the provision of 15% affordable housing, £45,000 for new off-site LEAP, £15,000 for improvements to Shukers playing fields, £27,000 towards physical works for Safe Routes to School and a provision to the effect that that if, after 3 years, the development has not been commenced, the Education contribution is reviewed and further subject to the conditions as set out in the report, and any other conditions including those relating to noise that the Head of Housing and Planning considers necessary.

(b) TWC/2011/0376 Granville Lodge, Church Street, St Georges, Telford, Shropshire, TF2 9LX

This application sought planning permission for the conversion of the existing Coach House into 1no. dwelling. The application had been amended to include a parking space for the converted unit and the provision of 9 parking spaces for the existing flats in Granville Lodge and bin storage. Councillor I T W Fletcher, Ward Member, had requested that the application be determined by the Plans Board. The application had been deferred at the last Board meeting to enable Members to undertake a site visit.

Councillor I T W Fletcher, Ward Member, spoke against the application predominantly focussing on highways and parking issues.

Mr C Huntley, the Applicant's Agent, spoke in support of the application particularly addressing objections raised by neighbours during consultation.

Members considered that the proposed parking provision was adequate and that the proposals would result in a positive impact upon the character and appearance of the building and the locality.

RESOLVED – that with respect to planning application TWC/2011/0376 planning permission be granted subject to the conditions as set out in the report.

(c) TWC/2011/0574 189 & 191 Trench Road, Trench, Telford, Shropshire, TF2 7DU

This was a retrospective application for the erection of a two storey rear extension.

Wrockwardine Wood and Trench Parish Council had requested that the application be determined by the Plans Board.

The application had been deferred at the last Board meeting to enable Members to undertake a site visit.

Although the Board Members were disappointed that the building had not been built in accordance with previously submitted and approved plans, they considered that, subject to the first floor window being blocked up, the application was acceptable.

RESOLVED – that with respect to planning application TWC/2011/0574 planning permission be granted subject to the conditions as set out in the report and an additional condition relating to the blocking up of the first floor window within three months.

(d) TWC/2011/0667 Wellington Health Centre, Chapel Lane, Wellington, Telford, TF1 1PZ

This was an application which sought planning permission for the change of use of the existing Wellington Medical Practice (D1 use class) to mixed use of medical centre and retail pharmacy (D1 and A1 use classes). Councillor R J Sloan, adjacent Ward Member, and Wellington Town Council had requested that the application be determined by the Plans Board.

Councillor R Aveley, on behalf of Wellington Town Council, spoke against the application particularly referring to the Wrekin Local Plan section 9 paragraphs 5.3.19 and 5.3.23 and stressed the detrimental impact that the proposals would have on the vitality and viability of Wellington District Centre which would result in the displacement of jobs as opposed to job creation. Councillor Aveley also considered that the application site could not be adequately policed and that the loss of consulting rooms would be detrimental to registered patients of the practice. Councillor P Morris-Jones, also on behalf of Wellington Town Council, echoed Cllr Aveley's concerns regarding the impact on the viability of other pharmacies in the locality and the displacement of employment.

Councillor R J Sloan, adjacent Borough Ward Member, spoke in opposition to the application on residential amenity grounds, particularly the adverse impact of late opening hours and the policing of the proposed pharmacy.

Mr P Icke of Gould Singleton Architects and Mr R Saroy of NightChem Pharmacy spoke on behalf of the Applicants in favour of the application, focussing on the provision of high quality services to patients and claimed that the proposals would not have an adverse affect on existing facilities.

Members then had a robust debate which encompassed concerns regarding job displacement, the viability of other pharmacies in Wellington, out of hours provision, the impact on residential amenity, consideration of current PCT requirements and national stock management issues. Members were also dissatisfied with the proposed loss of consulting rooms at what was generally accepted to be a very busy medical practice. Although competition was not considered to constitute a material consideration, the contribution that existing town centre pharmacies made to the viability and vitality in the context of Wellington town centre was considered to be considerable. The relevance of PPS4 was carefully considered in terms of impact on vitality and viability of the town centre where the potential loss of key retailers/pharmacists would have a deleterious effect on the vibrancy of Wellington as a key retail centre. Moreover it was felt that the opening hours as proposed would lead to late night activity and possible anti-social behaviour. It was also considered that the likelihood of anti-social behaviour arising as a result of the proposals could also be deemed to constitute a material planning consideration.

RESOLVED – that planning application TWC/2011/0667 be refused as it was considered that a pharmacy contained within this busy medical centre would probably lead to the closure of existing town centre retail pharmacies and thereby would be likely to have an adverse impact on the viability and vitality of Wellington town centre and that the proposal would result in a detrimental impact on the residential amenity within the locality.

(e) TWC/2011/0734 Vacant Site (formerly Shropshire Lad Pub), Brunel Road, Malinslee, Telford, Shropshire, TF3 2HZ

This was a Council application which sought planning consent for the creation of a neighbourhood equipped area of play (NEAP).

Councillor S Davies, Borough Ward Councillor, spoke in support of the application, which he stated was a long-awaited and welcomed facility for the local residents.

Members of the Board were fully supportive of the application.

RESOLVED – that with respect to planning application TWC/2011/0734 planning permission be granted subject to the conditions as set out in the report.

(f) W2008/0934 Land adjacent to, A41, Newport, Shropshire

This was an application for full planning permission for the construction of a 'Continuing Care Retirement Community' (CCRC). The detailed plans of this application were set out in the report and included provision for 209 residential units, medical, kitchen and laundry services, social and recreational facilities, access and car parking. The concept of the Care Community was to provide accommodation to persons who were in need of care by reason of old age but who were still capable of leading active lives in the general community. The application, therefore, offered a sustainable approach to the provision of care facilities for the elderly with the intention that everything necessary for their care would be available to them on-site, 24 hours a day, every day.

Members acknowledged the need for accommodation suitable for an aging population and received clarification on the intended leasing to age specific tenants. With regard to the proposed highways improvements forming part of the proposed S106 Agreement, concerns were raised regarding whether these would be sufficient and Members were keen for improvements to be extended to encompass Stafford Road as one of the main routes into Newport.

RESOLVED – that with regard to planning application W2008/0934 :-

- (a) the Head of Housing & Planning be authorised to grant planning permission subject to the owners entering into a Section 106 agreement imposing planning obligations relating to**
 - (i) the proposed C2 use of the dwellings as part of a continuing care retirement community, and attaching to the proposed section 106 the terms of a standard lease to occupants of the proposed dwellings,**
 - (ii) a contribution of £15,000 towards the improvement of nearby bus shelters; improvements to nearby footways and crossing of the A41; following consultation with the local ward member by the Head of Housing & Planning improvements to Stafford Road in order to enhance pedestrian access to the town centre from the site; and the provision of a minibus and pool cars**
- (b) and further subject to the conditions set out in the report and any other conditions that the Head of Housing and Planning considers necessary.**

The meeting ended at 7.58pm

Chairman:

Date: